

# 22 Federation Way, Nairne, SA 5252

## House For Sale

Thursday, 15 February 2024



22 Federation Way, Nairne, SA 5252

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 429 m2**

**Type: House**



Clint Ray  
0419244502



Ruth Ferguson  
0883983291

**\$495,000 - \$540,000**

Welcome to this delightful 3-bedroom, 1-bathroom residence nestled in the charming suburb of Nairne. Boasting an attractive facade and meticulously maintained gardens, this property exudes warmth and curb appeal from the moment you arrive. Ideal for a first homeowner, small family, downsizer, or investor this house is not one to be missed! Step inside and be captivated by the inviting ambiance of the open-plan kitchen, dining, and living area. The seamless flow of this space creates an inviting atmosphere for both everyday living and entertaining guests. Through sliding doors, you'll be greeted by the undercover outdoor entertaining area, where you can unwind and enjoy the tranquility of the neat garden surroundings. Whether it's a morning coffee or an evening barbecue, this outdoor oasis offers the perfect backdrop for relaxation and enjoyment. The feature bay window to the master bedroom adds charm and character while the built-in robes offer a great storage space. The three-way bathroom adds a touch of convenience and is in a central location to the two additional bedrooms (both with built-in robes). Additional features you'll love: - Split a/c for year-round comfort - Built-in linen closet - Alfresco for outdoor entertaining - Electric hot water system - Garden shed for storing garden equipment Offering comfort and convenience for its lucky new owners, this property in its prized location places you only minutes from the Matthew Smillie Reserve and the Chapman's at Nairne shopping village. Walking distance to the Nairne Primary School, cafes & restaurants, this property is a hidden gem in a fantastic location. CALL RUTH FERGUSON (0497 760 570) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION Specifications: CT / 5927/239 Built / 2005 Council / Mount Barker Zoning / Neighbourhood Land / 429sqm Council Rates / \$2,352 p.a Community Title Fees / \$277 p.a SA Water / \$74.20 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.